

PROPERTY SUMMARY

FOR LEASE | +/- 7,500 SF INDUSTRIAL FACILITY
251 NE KILPATRICK ST, PORTLAND, OR 97211



PROPERTY DESCRIPTION

Versatile, move-in ready industrial facility built to support a variety of operations. This concrete structure features two newer grade-level roll-up doors, three man doors, three private offices, a full bathroom, and a mezzanine level ideal for additional storage. Zoned EG2 General Employment, the space is well-suited for a wide range of commercial and industrial uses. The expansive secured yard provides ample parking and peace of mind.

PROPERTY HIGHLIGHTS

- Three phase, 480V, 200 amp service
- Concrete flex warehouse with 21' ceiling
- +/- 6,000 SF secured yard
- Three private offices, one bathroom, and mezzanine for storage
- New roof in 2020

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	7,500 SF
Lot Size:	0.32 Acres
Zoning	EG2 (Gen Employment 2)

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	4,180	139,049	438,923
Total Population	9,792	296,610	1,016,097
Average HH Income	\$60,638	\$63,644	\$68,671

DENISE BROHOSKI

Owner - Commercial Real Estate NW
Principal Broker - OR & WA
Denise@CommercialREnw.com
503.309.5106

Commercial Real Estate NW
7320 SW Hunziker Rd, Ste 203
Tigard, OR 97223
CommercialREnw.com

FOR LEASE | +/- 7,500 SF INDUSTRIAL FACILITY
251 NE KILPATRICK ST, PORTLAND, OR 97211



DENISE BROHOSKI

Owner - Commercial Real Estate NW
Principal Broker - OR & WA
Denise@CommercialRENW.com
503.309.5106

Commercial Real Estate NW
7320 SW Hunziker Rd, Ste 203
Tigard, OR 97223
CommercialRENW.com



Allowable Uses

General Employment 2 (EG2) areas have larger lots and an irregular or large block pattern. The area is less developed, with sites having medium and low building coverages and buildings which are usually set back from the street. EG2 zoned lands will generally be on larger areas than those zoned EG1.

To learn more about this zoning, visit:

<https://www.portlandmaps.com/bps/zoning/#/zones/base/EG2>

Specific allowable uses include the following:

Allowed	Limited/Conditional
Office	Household living
Quick vehicle servicing	Group living
Vehicle repair	Retail sales and service
Commercial outdoor recreation	Commercial parking
Manufacturing and production	Self-service storage
Warehouse and freight movement	Major event entertainment
Wholesale sales	Bulk fossil fuel terminal
Industrial service	Basic utilities
Parks and open areas	Community service
Schools	Agriculture
Colleges	Aviation and surface passenger terminals
Medical Centers	Detention facilities
Religious Institutions	Radio frequency transmission facilities
Daycare	
Rail lines and utility corridors	

DENISE BROHOSKI

Owner - Commercial Real Estate NW
Principal Broker - OR & WA
Denise@CommercialRENW.com
503.309.5106

Commercial Real Estate NW
7320 SW Hunziker Rd, Ste 203
Tigard, OR 97223
CommercialRENW.com

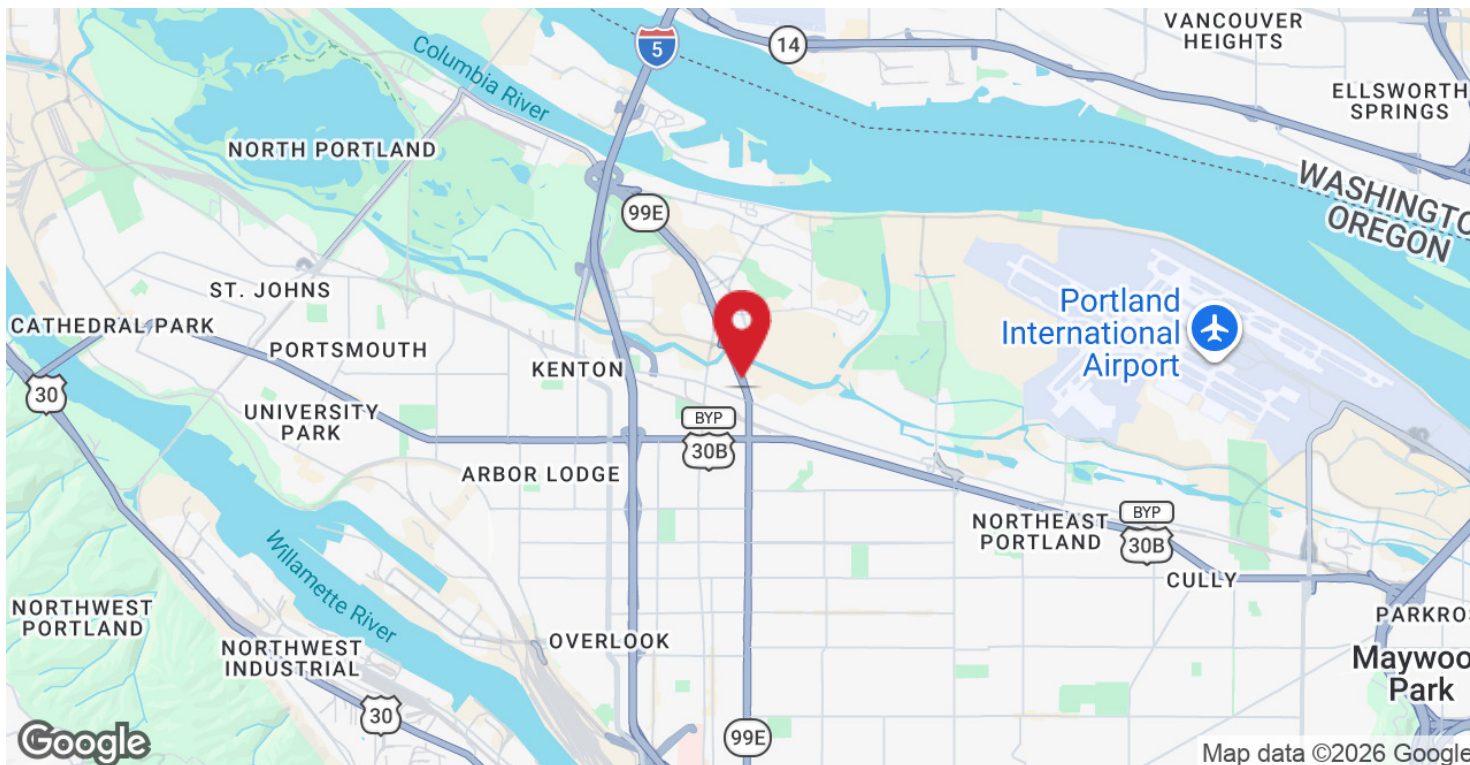


LOCATION MAP

FOR LEASE | +/- 7,500 SF INDUSTRIAL FACILITY
251 NE KILPATRICK ST, PORTLAND, OR 97211



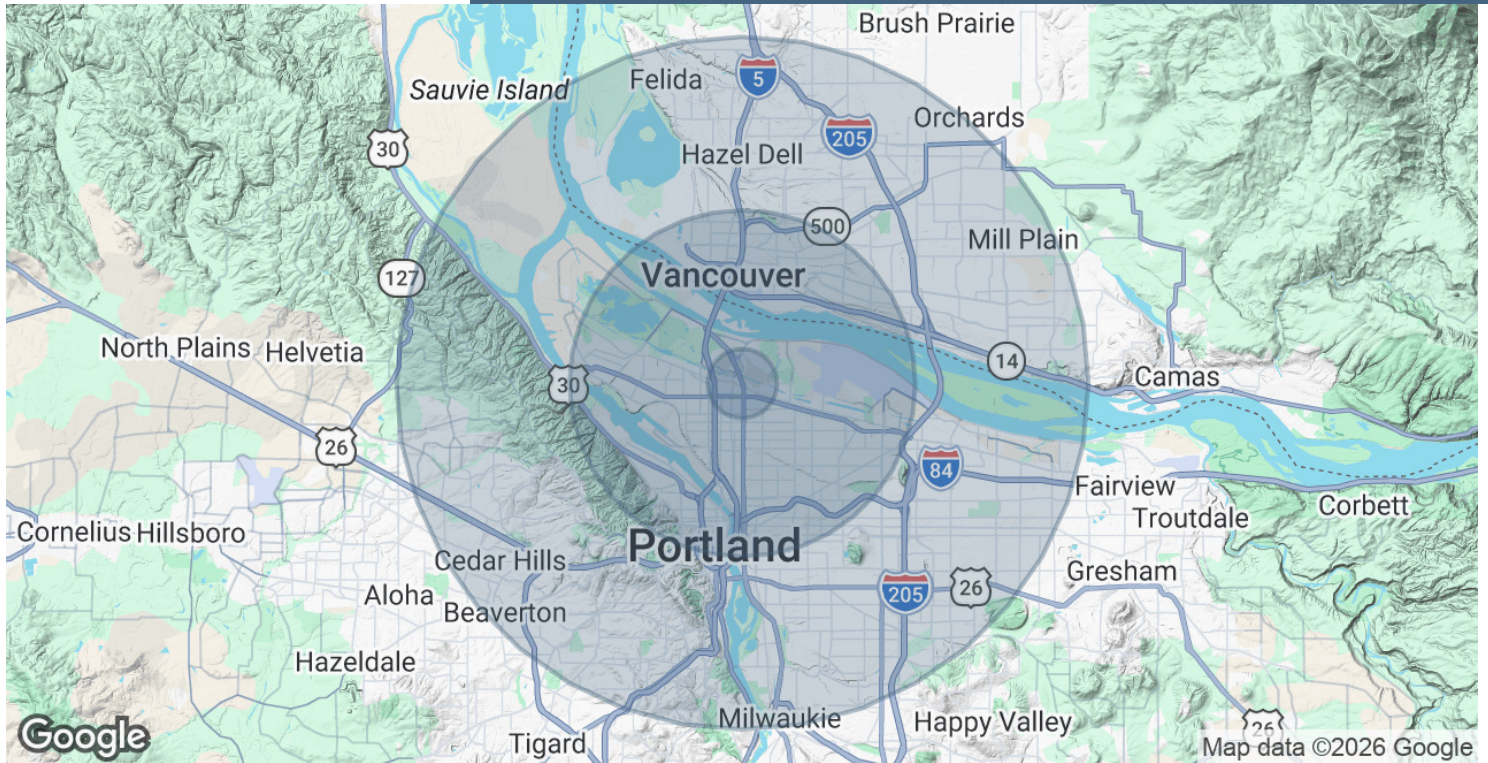
26 Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, USDA/FPAC/GEO, Vexcel Imaging US, Inc.



DENISE BROHOSKI
Owner - Commercial Real Estate NW
Principal Broker - OR & WA
Denise@CommercialRENW.com
503.309.5106

Commercial Real Estate NW
7320 SW Hunziker Rd, Ste 203
Tigard, OR 97223
CommercialRENW.com

FOR LEASE | +/- 7,500 SF INDUSTRIAL FACILITY
251 NE KILPATRICK ST, PORTLAND, OR 97211



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,792	296,610	1,016,097
Average Age	35.7	36.3	36.8
Average Age (Male)	34.7	36.1	36.3
Average Age (Female)	36.7	36.8	37.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,180	139,049	438,923
# of Persons per HH	2.3	2.1	2.3
Average HH Income	\$60,638	\$63,644	\$68,671
Average House Value	\$290,235	\$367,620	\$350,492

2020 American Community Survey (ACS)

DENISE BROHOSKI

Owner - Commercial Real Estate NW
Principal Broker - OR & WA
Denise@CommercialRENW.com
503.309.5106

Commercial Real Estate NW
7320 SW Hunziker Rd, Ste 203
Tigard, OR 97223
CommercialRENW.com